



Real Estate
Developments



EVER @ Hamptons

6315/6251 199 Street NW, Edmonton

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Mixed-Use Development in West Edmonton

EVER @ Hamptons is a 10.36 acre parcel in desirable West Edmonton. Minutes from Anthony Henday Drive and surrounded by a mix of single family homes and multifamily developments, this neighbourhood is sought after for its convenient location and family-oriented living.

This area demonstrates a need for commercial and residential development to satisfy the growing demand to live in West Edmonton. The commercial portion of the project has been conceptualized to meet the needs of nearby residents and commuters on 199th Street, with units intended for a national drive-thru, child care centre, and supporting retail/professional users.

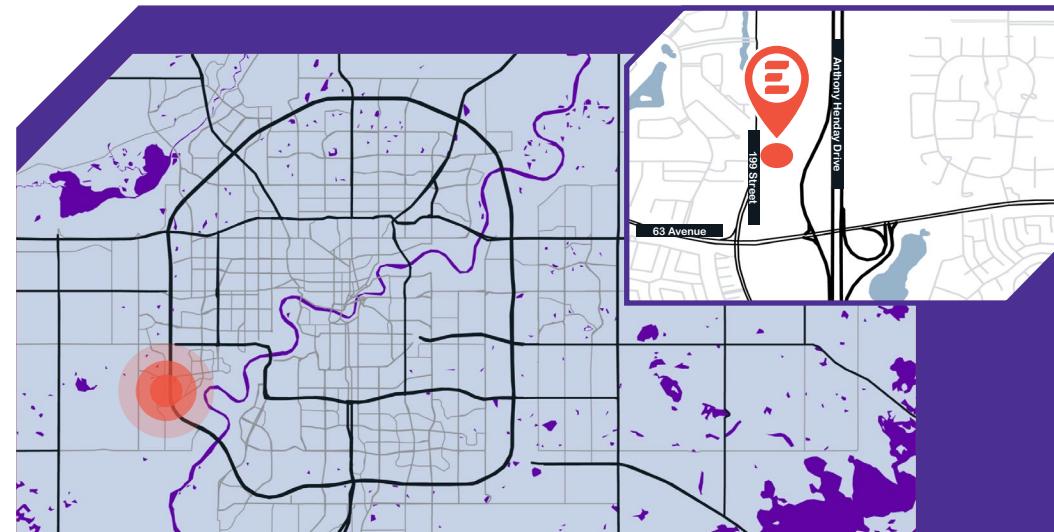
Demographics (2020)

POPULATION

1 KM	3 KM	5 KM
11,555	59,163	114,086

AVERAGE INCOME

1 KM	3 KM	5 KM
\$129,389	\$132,689	\$133,383



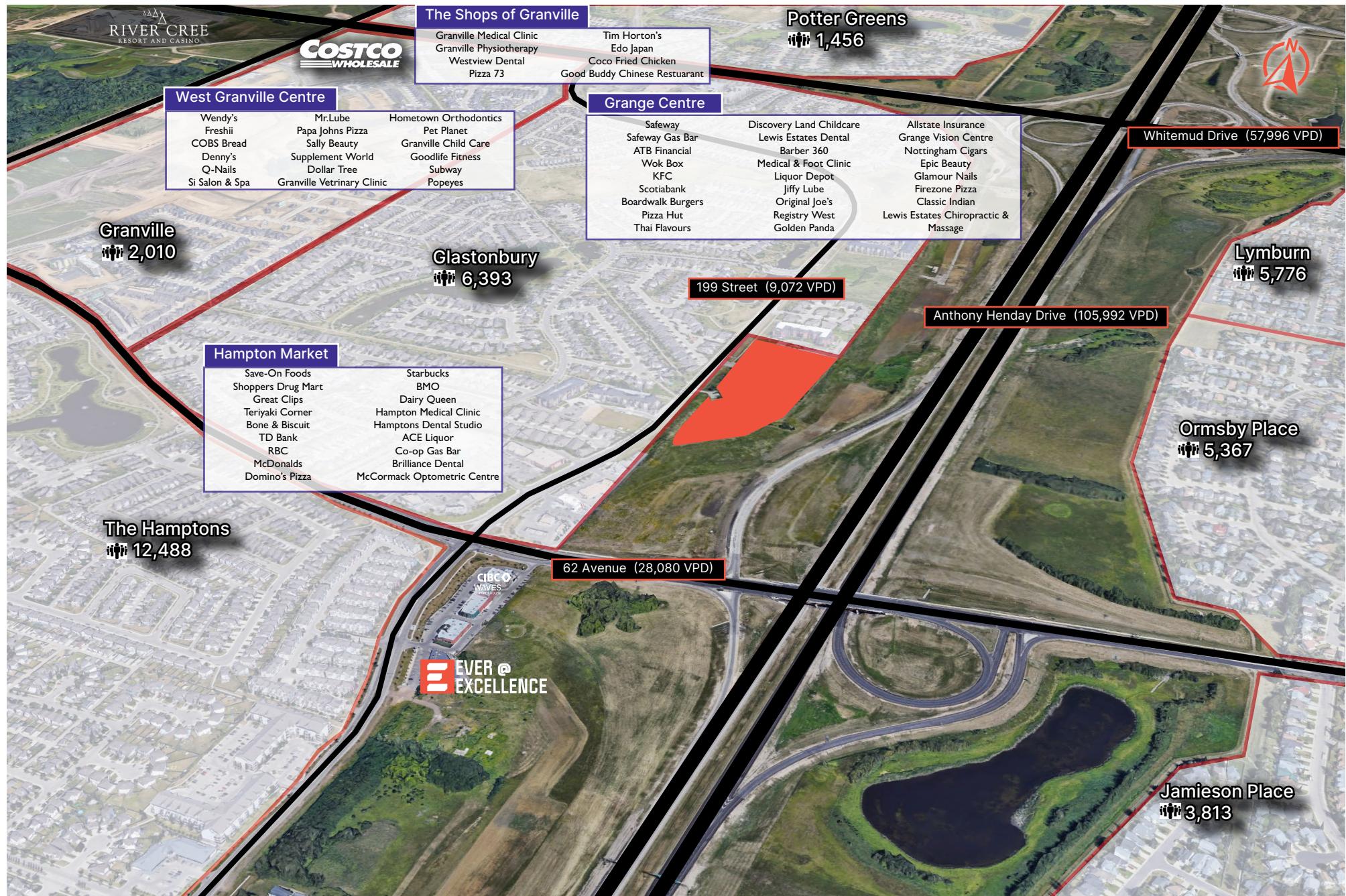
Commercial & Residential Future Development



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RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION



COMMUNITY PLAN

FOR LEASE PENDING LEASED

COMMERCIAL

MAIN FLOOR
MAINLEVEL CRUS WITH ENDCAP
DRIVE-THRU

SECOND FLOOR
CHILD CARE/PROFESSIONAL

14,208 SF ±

10,500 SF ±

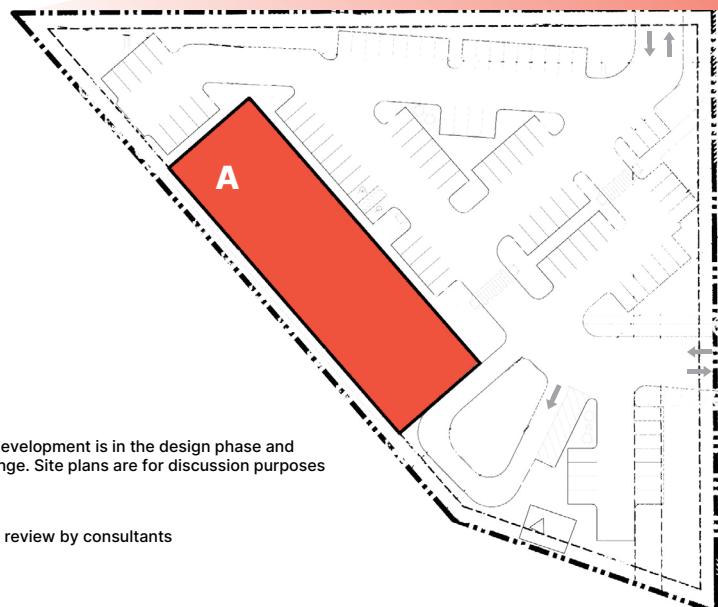
COMMERCIAL

RESIDENTIAL

TOTAL BUILDINGS 19

TOTAL UNITS 110

RESIDENTIAL



Please note this future development is in the design phase and plans are subject to change. Site plans are for discussion purposes only.

*proposed zoning under review by consultants

EH 26.01.21

LEGAL DESCRIPTION

NW-17-52-25-4
SW-20-52-25-4

ZONING

UF - Urban Facilities (current)*

LAND AREA

10.36 acres +/-

PARKING (Commercial)

95 surface

SITE HIGHLIGHTS

- Immediately adjacent to proposed multifamily housing and seniors housing
- Across from established neighbourhood and transit stops
- Visibility from Anthony Henday Drive and nearby access
- Situated on a busy arterial road connecting nearby neighbourhoods and commercial centres (9072 VPD)



Rahim Rahemtullah
Partner/VP Sales
E: rahim.r@everred.ca
D: 587.635.4202
C: 780.695.1200



Alexandria Wiemer
Sales Manager
Associate, RE/MAX Excellence
E: alex.w@everred.ca

O: 587.635.4200 TF: 1.888.385.EVER

EVER Real Estate Developments Ltd. Suite 502, 4730 Gateway Blvd NW Edmonton AB T6H 4P1